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conf'd

4. (Once Amended) A method according to claim 1, wherein the construct LTR is a heterologous regulatable LTR.

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6. (Once Amended) A method according to claim 1, wherein the construct LTR is inactive.

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7. (Once Amended) A method according to claim 1, wherein the provirus comprises an NOI encoding a selectable marker, which NOI is flanked by recombinase recognition sites.

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8. (Once Amended) A method according to claim 1, wherein the provirus comprises an internal 5' LTR upstream of the recombinase site or the 5' recombinase site where there is more than one site.

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10. (Once Amended) A method according to claim 1, wherein the U3 region of the 5' LTR and/or the U3 region of the second internal 5' LTR comprises a heterologous promoter.

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11. (Once Amended) A method according to claim 1, wherein the provirus comprises two recombinase recognition sites and as a preliminary step, the recombinase is expressed in a host cell such that the nucleotide sequence present between the two sites is excised.

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12. (Once Amended) A method according to claim 1, wherein the producer cell is a high titre producer cell, capable of producing at least  $10^6$  retrovirus particles per ml.

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13. (Once Amended) A method according to claim 1, wherein the provirus is a lentivirus.

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15. (Once Amended) A method according to claim 2, wherein the provirus further comprises a second NOI.

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cont'd

16. (Once Amended) A producer cell obtainable by the method of claim

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22. (Once Amended) A producer cell according to claim 18, wherein the third LTR is transcriptionally quiescent.

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24. (Once Amended) A producer cell according to claim 20, wherein the first NOI is a selectable marker.

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26. (Once Amended) A producer cell according to claim 25, wherein the second LTR comprises a deletion in the U3 sequences in the 3' LTR.

27. (Once Amended) A producer cell according to claim 25, wherein the second NOI comprises a coding sequence operably linked to a promotor.

30. (Once Amended) A method for producing a high titre regulatable retroviral vector, the method comprising:

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(i) providing a derived producer cell comprising integrated into its genome a first vector;

(ii) introducing a second vector into the derived producer cell using a recombinase assisted method;

wherein the derived producer cell comprises a retroviral vector comprising in the 5' to 3' direction a first LTR (5' LTR); a second NOI operably linked to a second LTR (regulatable 3' LTR); and a third LTR (3' LTR); wherein the third LTR is positioned downstream of the second LTR in the derived producer cell.

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34. (Once Amended) A process for preparing a regulated retroviral vector, comprising performing the method according to claim 30 and preparing a quantity of the regulated retroviral vector.

B10 38. (Once Amended) A regulated retroviral vector according to claim 36, wherein the target site is a cell.

B11 40. (Once Amended) A regulated retroviral vector according to claim 35, in combination with a pharmaceutically acceptable carrier.

41. (Once Amended) A medicament for diagnostic and/or therapeutic and/or medical applications, comprising a regulated retroviral vector according to claim 35.

B12 43. (Once Amended) A derived stable producer cell capable of expressing regulated retroviral vectors according to claim 35.

B13 47. (Once Amended) A nucleic acid vector according to claim 45, further comprising a 5' LTR and/or a packaging signal.

48. (Once Amended) A nucleic acid vector according to claim 45, wherein the LTR is a heterologous regulatable LTR.

49. (Once Amended) A nucleic acid vector according to claim 45, wherein the LTR is transcriptionally quiescent.